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17 Gallowgate, Richmond

Offers in the Region of £309,950

Deceptively spacious, this beautifully presented three/four bed roomed cottage offers well planned accommodation that will appeal to a variety of buyers. With a layout that provides a master bedroom with ensuite and dressing room, generous living/dining room, low maintenance garden and a garage we would urge an internal inspection to appreciate the size of the property on offer.

Entrance Hall – WC – Living/Dining Room – Kitchen – Three/Four Bedrooms – Ensuite – Family bathroom – Garden – Garage

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Ground Floor

Entrance Hall:

Accessed via a part glazed composite door, the hall features wall panelling, a laminate flooring finish, radiator and useful built in understairs storage.

WC:

With modern white low level wc, vintage style sink unit, patterned tile effect lino flooring and a double glazed window.

Living/Dining Room:

8.89m x 3.42m max (29'2'' x 11'3'')

The good sized living room area has a double glazed window to the front elevation, radiator and TV aerial point. The focus of the room is the feature fireplace which has a black surround and a patterned hearth with living flame gas fire.



The dining area provides ample space for a dining table and has two radiators, laminate flooring and a pair of fully double glazed French doors opening onto the rear patio.



Kitchen:

3.39m x 2.84m (11'1'' x 9'4'')

Featuring a range of white wall and base units under marble effect worksurfaces and grey metro tiles. Integrated into the units are a one and half bowl stainless steel sink and drainer unit, gas hob with electric oven, plumbing for a washing machine and dishwasher and space for a fridge freezer. There is a corner unit with shelving over, a tall radiator, a double glazed window and a half glazed door opening onto the rear garden.



First Floor

Landing:

The galleried landing has a radiator, airing cupboard with shelving and loft access.

Bedroom 1:

3.50m x 3.21m (11'6'' x 10'6'')

A double bedroom having a double glazed window to the front elevation, radiator and a TV aerial point.



The bedroom benefits from a dressing room (2.44m x 2.09m, 8'0'' x 6'10'') which was previously bedroom 4, and could easily be returned to a bedroom. There is a radiator and a double glazed window.

Ensuite:

With shower cubicle having a Mira shower fitted, a sink unit and a wc. There is a heated towel rail and an extractor fan.

Bedroom 2:

3.27m x 2.55m (10'9'' x 8'4'')

A double bedroom with radiator and a double glazed window overlooking the rear garden.



Bedroom 3:

3.15m x 2.05m (10'4'' x 6'9'')

A single bedroom with a radiator and a double glazed window to the rear elevation.

Bathroom:

2.16m x 1.69m (7'1'' x 5'7'')

Fitted with a stylish suite which includes a panelled bath with a dual head shower over, a sink unit and a wc. There is a heated towel rail and an extractor fan.



External

To the front the property sits behind a stone wall and has a small gravelled forecourt.

The rear garden is low maintenance with gravel and a paved patio seating area. There are raised flower beds and an external tap. A gate to the rear gives access to a walkway which leads to the single garage.

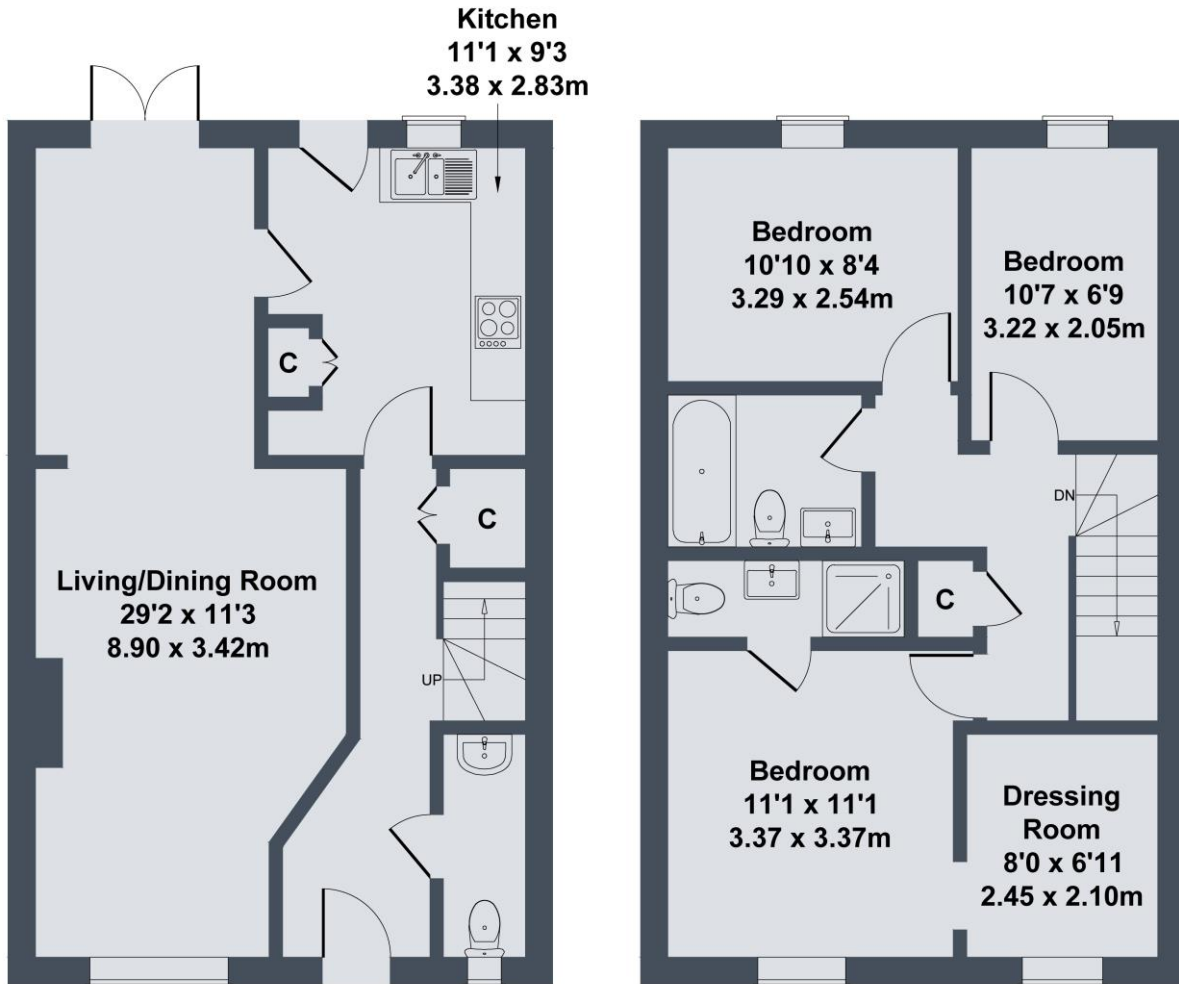


Additional Information

The Ideal gas central heating boiler is located in the kitchen.

The property comes under Council Tax Band D and the postcode is DL10 4NA.

17 Gallowgate, Richmond, DL10 4NA



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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